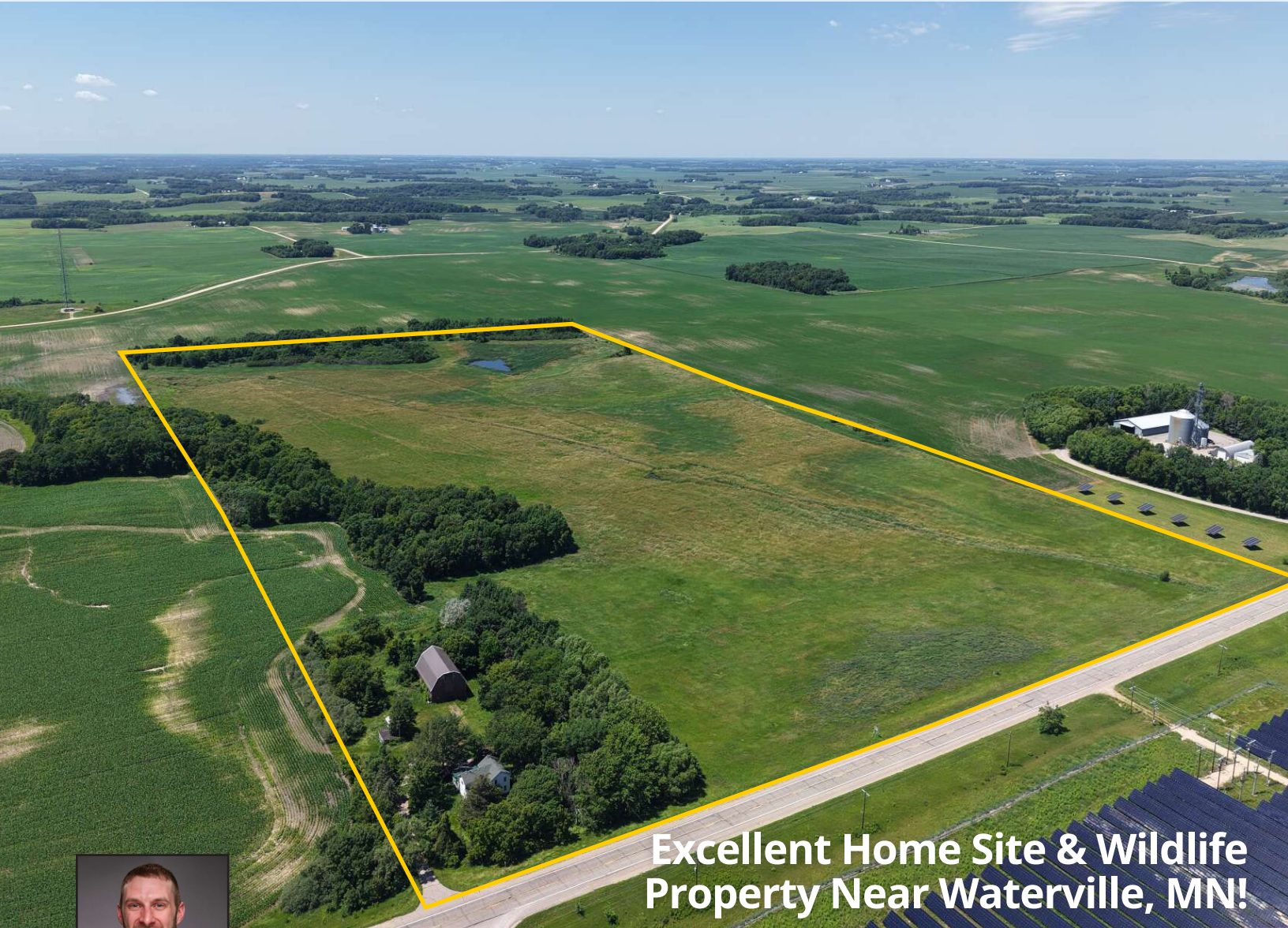




ONE-CHANCE SEALED BID SALE



JARED AUGUSTINE

Licensed Salesperson in MN, IA & ND

507.381.7425

JaredA@Hertz.ag

**Excellent Home Site & Wildlife
Property Near Waterville, MN!**

Bid Deadline:

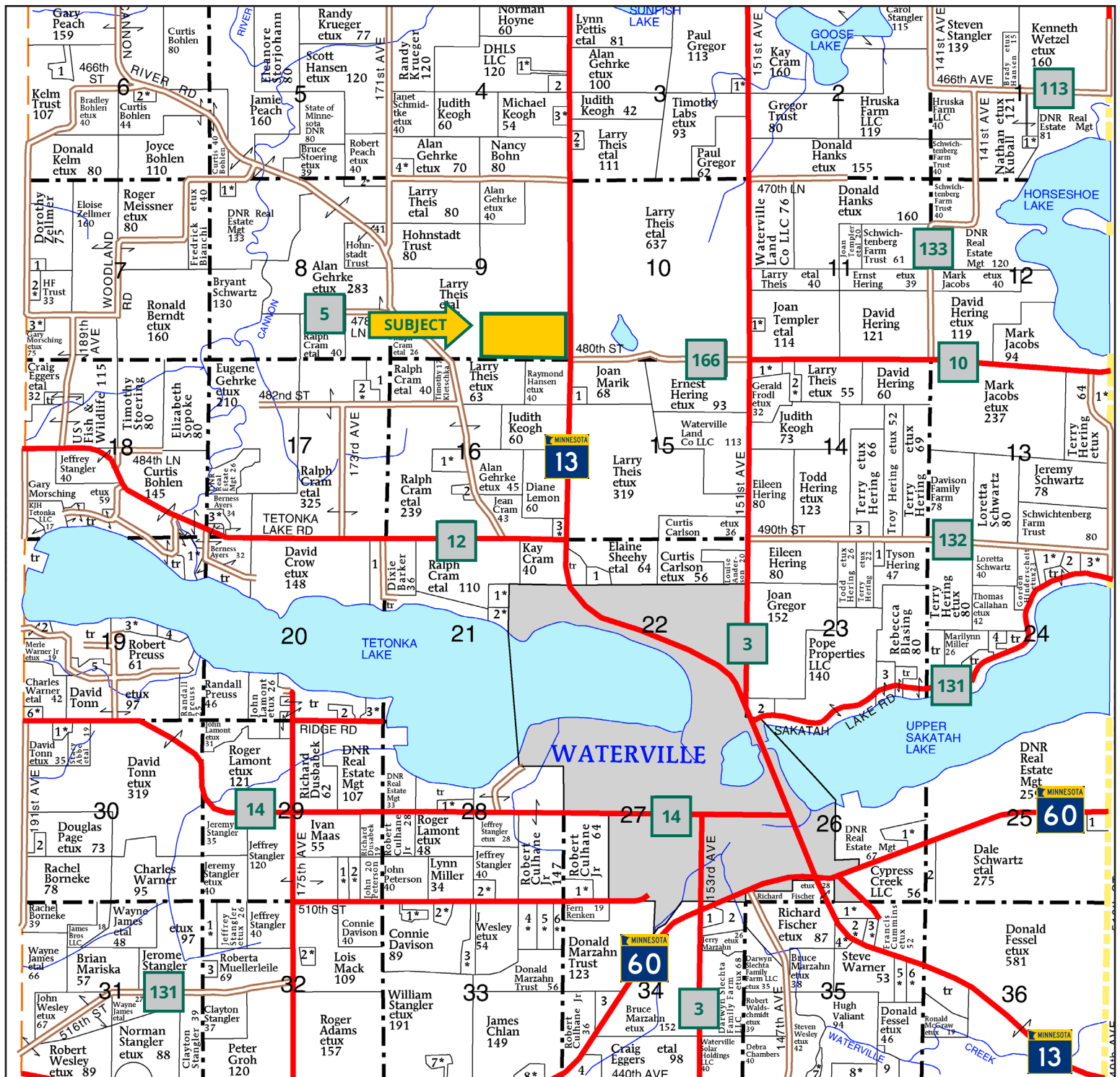
Tuesday, September 30, 2025

12:00 Noon, CDT

80.00 Acres, m/l

Single Parcel

Le Sueur County, MN



Map reproduced with permission of Farm & Home Publishers, Ltd.

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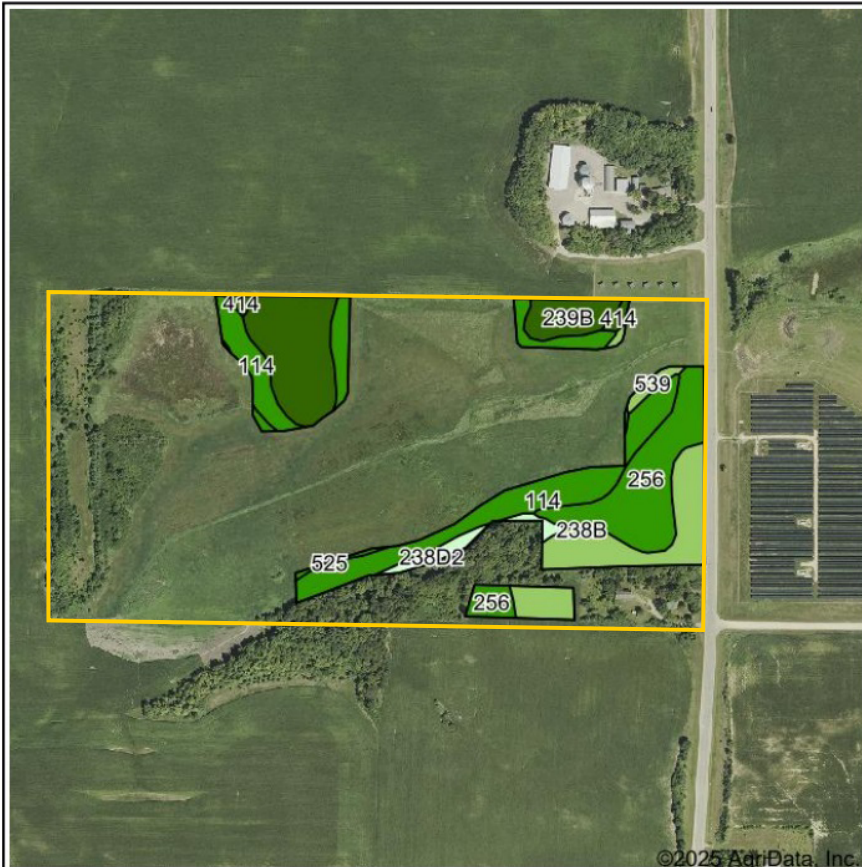
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Est. FSA/Eff. Crop Acres: 19.87 | CRP Acres: 5.67 | Soil Productivity: 84.30 CPI



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State: **Minnesota**
 County: **Le Sueur**
 Location: **9-109N-23W**
 Township: **Waterville**
 Acres: **19.87**
 Date: **8/15/2025**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MN079, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
114	Glencoe clay loam, 0 to 1 percent slopes	6.13	30.7%		IIIw	86
256	Mazaska silty clay loam	4.35	21.9%		IIw	81
238B	Kilkenny clay loam, 2 to 6 percent slopes	3.45	17.4%		Ile	79
106B	Lester loam, 2 to 6 percent slopes	3.31	16.7%		Ile	91
239B	Le Sueur loam, 1 to 3 percent slopes	1.18	5.9%		Iw	97
238D2	Kilkenny clay loam, 10 to 16 percent slopes, moderately eroded	0.62	3.1%		IVe	62
539	Klossner muck, 0 to 1 percent slopes	0.35	1.8%		IIIw	77
414	Hamel loam, 0 to 2 percent slopes	0.27	1.4%		IIw	94
525	Muskego soils, 0 to 1 percent slopes	0.21	1.1%		IIIw	81
Weighted Average					2.34	84.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Waterville: go north on MN State Hwy 13 for 2.8 miles. The property is on the west side of the road.

Simple Legal

S½ SE¼, Section 9, Township 109 North, Range 23 West of the 5th P.M., Le Sueur Co., MN. *Final abstract/title documents to govern legal description.*

Address

48004 State Hwy 13
Waterville, MN 56096

Real Estate Tax

Taxes Payable in 2025
Ag-Hmstd Taxes: \$684.00
Special Assessments: \$18.00
Net Taxable Acres: 80.00

Lease Status

Leased through the 2025 crop year.

FSA Data

Farm Number 1365, Part of Tract 2235
FSA/Eff. Crop Acres: 19.87*
CRP Acres: 5.67
**Acres are estimated pending reconstitution of farm by the Le Sueur County FSA office. Base acres not reported.*

NRCS Classification

NHEL: Non-Highly Erodible Land.
HEL: Highly Erodible Land.
Tract contains a wetland or farmed wetland.
PC-NW Prior Converted Non-Wetland.

CRP Contracts

There are 5.67 acres enrolled in a CP-4D contract that pays \$980.00 annually and expires 9/30/30.

Soil Types/Productivity

Main soil types are Glencoe, Mazaska and Kilkenny. Crop Productivity Index (CPI) on the estimated FSA/Eff. crop acres is 84.30. See soil map for details.

Land Description

Gently sloping.

Drainage

Natural with some tile. No maps available. Property is part of a drainage agreement with the adjacent farmland. Contact agent for details.

Dwelling

Built in 1900, there is a 5-bedroom, 1½-bath, single family home with 2,352 square feet on this property.

Buildings/Improvements

There is a 60' x 38' Hip Roof Barn and a small storage shed on this property.

Water & Well Information

There is a well south of the house and driveway. Well# 580396.

Comments

House and outbuildings are in need of significant repair. The septic system is non-compliant. Contact agent for details.



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

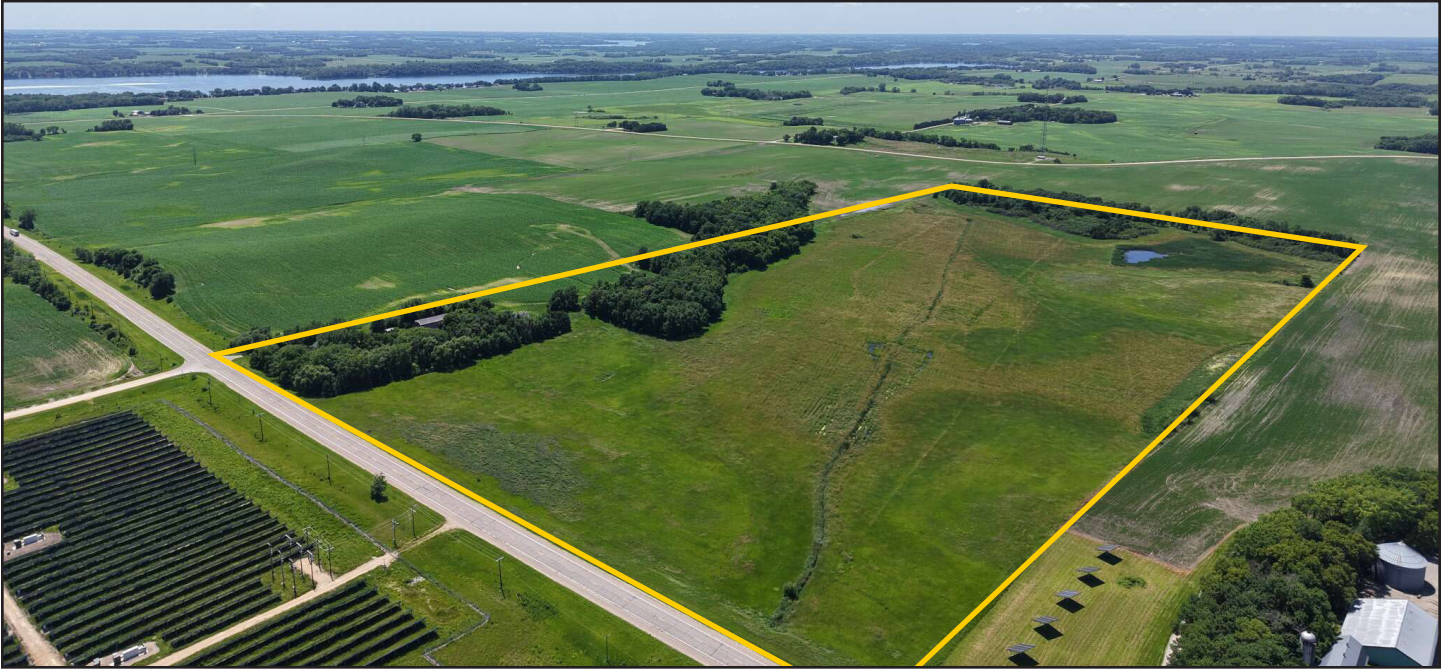
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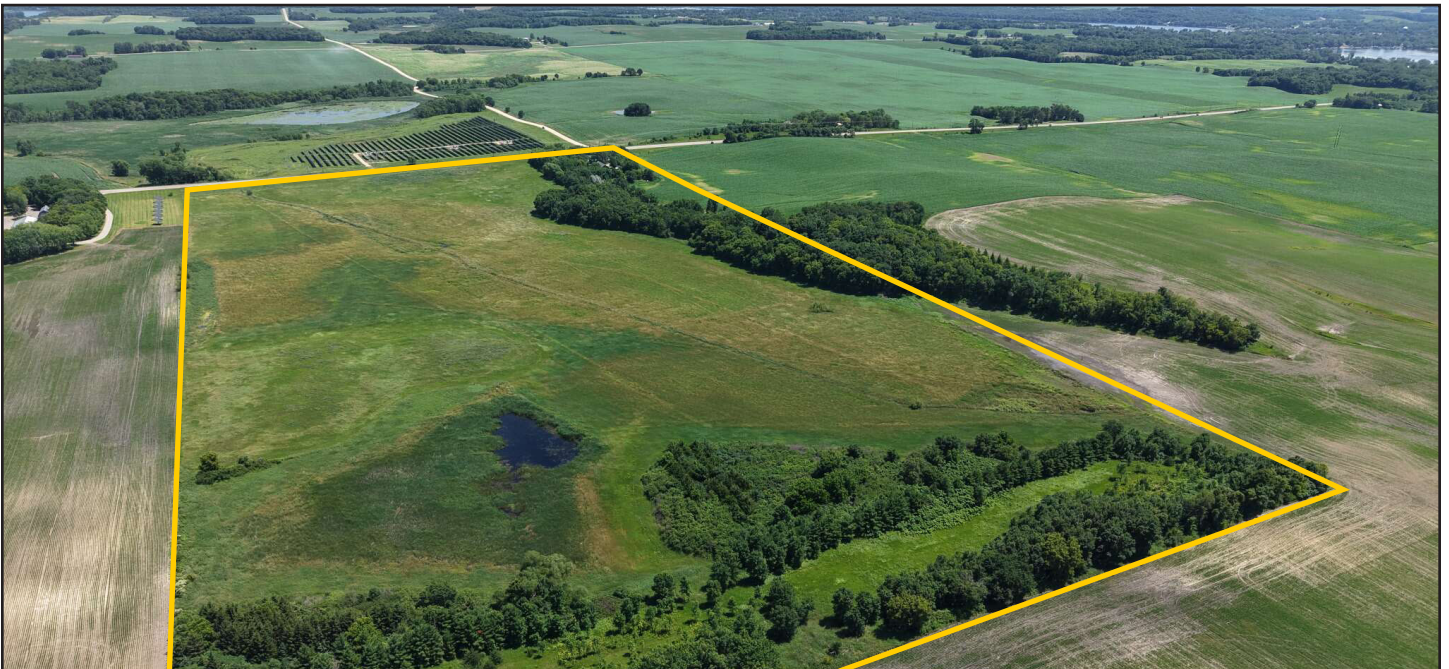
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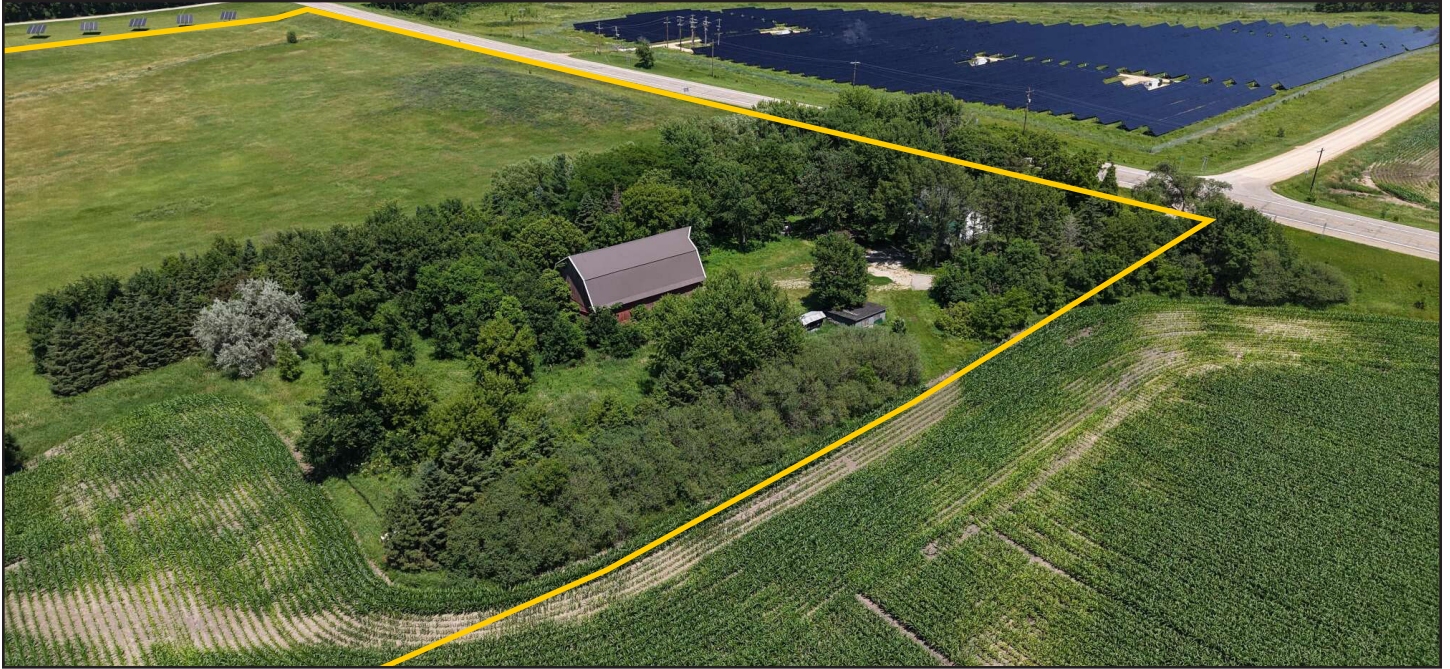
Northeast Looking Southwest



Northwest Looking Southeast



Southeast Corner of Property



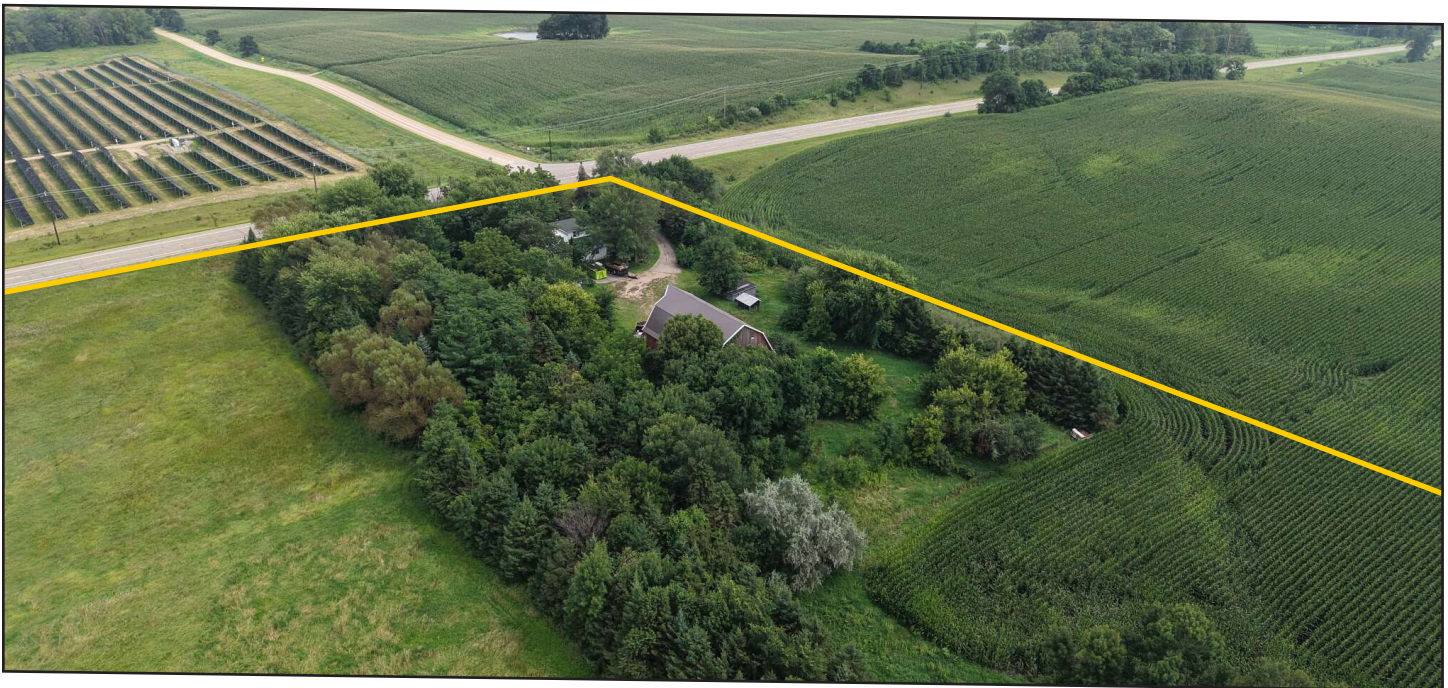
Acreage Site & Buildings



West Looking East



Looking Southeast



Southeast Looking Northwest



North Looking South Towards Acreage Site





United States
Department of
Agriculture

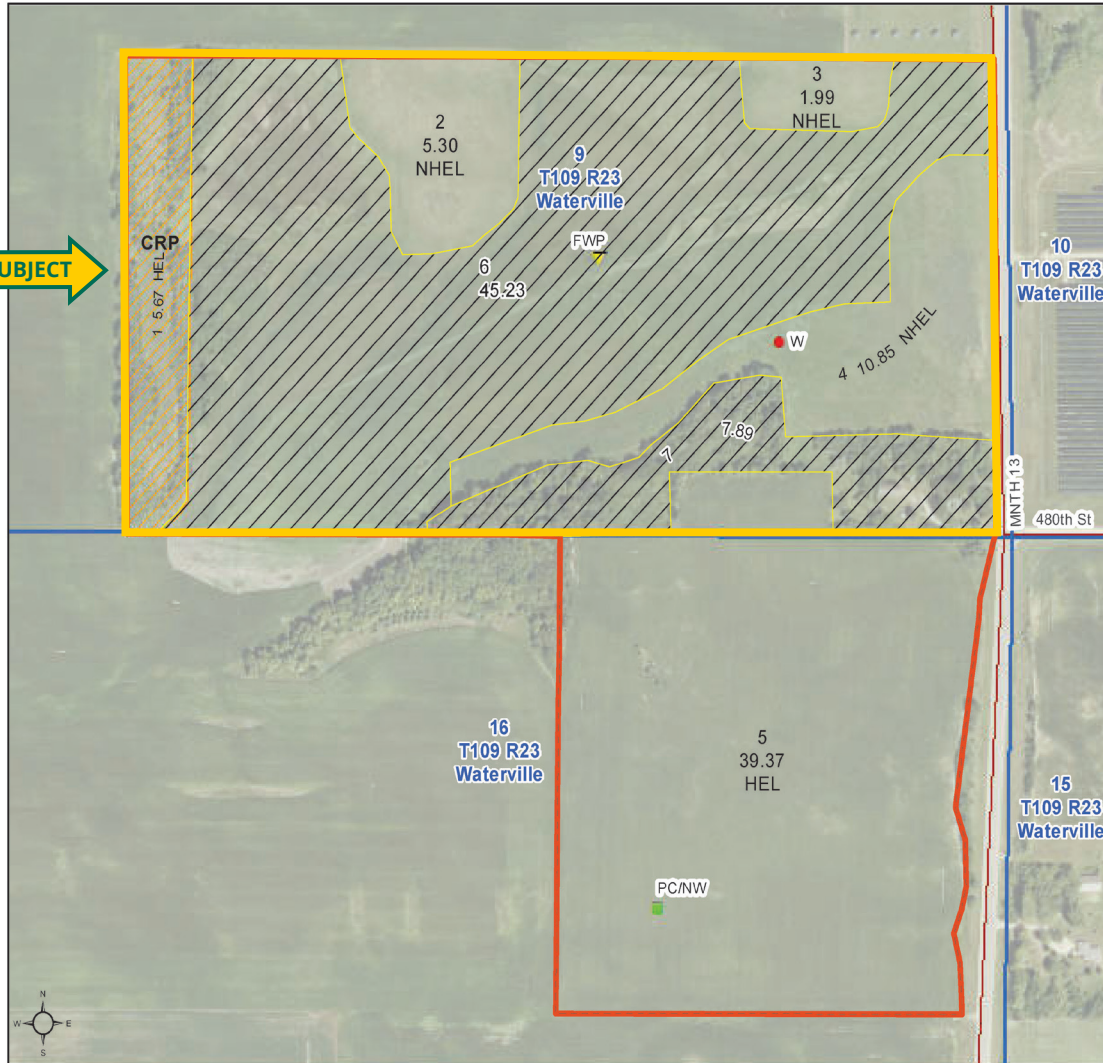
Le Sueur County, Minnesota

Farm 1365

Tract 2235

2025 Program Year

Map Created May 05, 2025







0 180 360 720
Feet

Unless otherwise noted:
Shares are 100% operator
Crops are non-irrigated
Corn = yellow for grain
Soybeans = common soybeans for grain
Wheat = HRS, HRW = Grain
Sunflower = Oil, Non-Oil = Grain
Oats and Barley = Spring for grain
Rye = for grain
Peas = process
Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
Beans = Dry Edible
NAG = for GZ
Canola = Spring for seed

Common Land Unit

-  Non-Cropland
-  Cropland
-  CRP
-  Tract Boundary

Wetland Determination Identifiers

-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation
-  Compliance Provisions

Tract Cropland Total: 63.18 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2023 NAIP imagery.

Bid Deadline: Tues., Sept. 30, 2025

Time: 12:00 Noon, CDT

Mail To:

Hertz Farm Management
Attn: Jared Augustine
151 Saint Andrews Ct., Ste. 1310
Mankato, MN 56001

Seller

Ray and Catherine Hansen Family

Agency

Hertz Farm Management and their representatives are Agents of the Seller.

Attorney

Hayden Roslansky
Patton, Hoversten, & Berg Law Office

Cooperating Broker

Hertz is offering a cooperating broker commission to the broker who represents the successful buyer. Please contact Sale Manager for details.

Method of Sale

- Parcel will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Announcements

Information provided herein was obtained from sources deemed reliable, but Hertz Farm Management makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Any written updates that may be made prior to the bid deadline will take precedence over previously printed material and/or oral statements. Acreage figures are based on information currently available, but are not guaranteed. Seller is selling property on an "As-Is, Where-Is, with All Faults" condition.

Bid Submission Process

To request a Bid Packet, please call Sale Manager, Jared Augustine at 507-381-7425.

All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Farm Management. To be considered, all Sealed Bids should be made and delivered to the Mankato, MN Hertz office, on or before Tuesday, September 30, 2025 by 12:00 Noon, CDT. The Seller will accept or reject all bids by 4:00 p.m., CDT on Wednesday, October 1, 2025, and all bidders will be notified shortly thereafter.

Terms of Possession

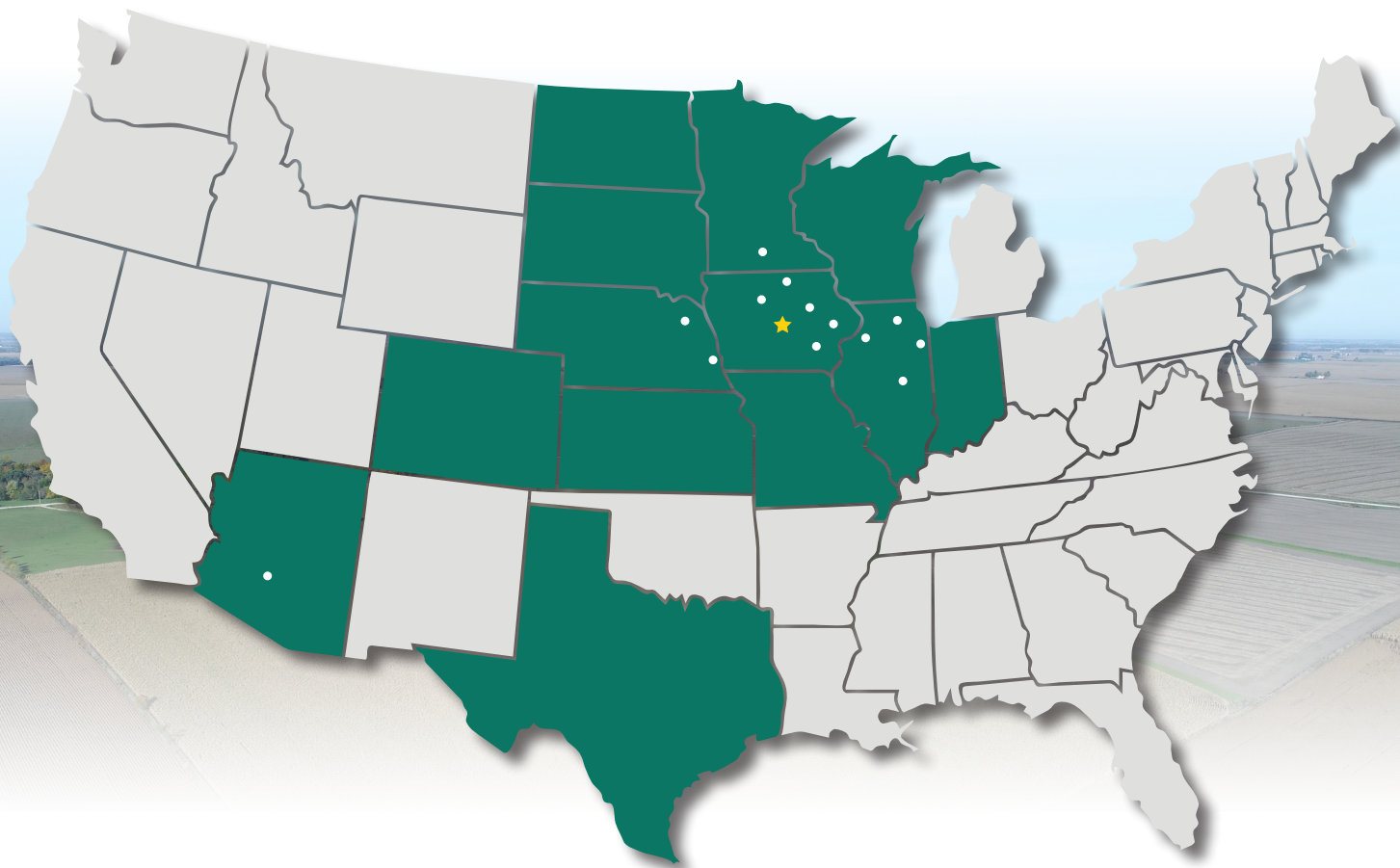
The winning bidder will be required to submit a ten percent (10%) down payment within one business day of being notified their bid was accepted. A 2% Buyer's Premium will be added to the final bid price to arrive at the final contract price. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before November 4, 2025, or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given at settlement, subject to the existing lease which expires 12/31/25. The Seller will pay real estate taxes due and payable in 2025; Buyer will pay real estate taxes due and payable in 2026 and beyond.

Survey

The property will be surveyed at Seller's expense prior to closing. The final sale price will not be adjusted up/down based on final surveyed acres.

Contract & Title

Upon acceptance of bid by Seller, the successful bidder will enter into a real estate contract and deposit the required earnest money with the designated escrow agent. The Seller will provide an owner's title insurance policy in the amount of the contract price. OR an Abstract of Title for review by Buyer's attorney. If there are any escrow closing service fees, they will be shared by the Seller and Buyer.



Real Estate Sales and Auctions
Professional Buyer Representation
Certified Farm Appraisals
Professional Farm Management